

115.0

0002

0019.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
104,700 / 104,700

APPRaised:

104,700 / 104,700

USE VALUE:

104,700 / 104,700

ASSESSED:

104,700 / 104,700


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0 | LOT | BRAND ST, ARLINGTON |

OWNERSHIP

Unit #:

Owner 1: SPEARS W. JESSIE-BETTS/ TRS

Owner 2: RICHARDSON FAMILY IRREVOCABLE

Owner 3: TRUST

Street 1: 69 BRAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RICHARDSON WILLIAM J-ETAL -

Owner 2: RICHARDSON B PATRICIA -

Street 1: 69 BRAND STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,008 Sq. Ft. of land mainly classified as Out Bldg. with a Yard Items Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|---------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 106 | Out Bldg. | | 5008 | | Sq. Ft. | Site | | 0 | 70. | 0.23 | 5 | | | Unbuild | -80 | | | | | 79,834 | | | | | | 79,800 | |

| Legal Description | | | | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
| | | | | | | | | | | 73869 |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | GIS Ref |
| | | | | | | | | | | Insp Date |
| | | | | | | | | | | 08/30/18 |

!8943!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 73869 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/10/20 | 23:28:28 |
| PRINT | |
| LAST REV | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Parcel ID 115.0-0002-0019.0

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 106 | FV | 24,200 | 700 | 5,008. | 79,800 | 104,700 | 104,700 | Year End Roll | 12/18/2019 |
| 2019 | 106 | FV | 17,300 | 700 | 5,008. | 81,000 | 99,000 | 99,000 | Year End Roll | 1/3/2019 |
| 2018 | 106 | FV | 17,300 | 700 | 5,008. | 60,400 | 78,400 | 78,400 | Year End Roll | 12/20/2017 |
| 2017 | 106 | FV | 17,300 | 700 | 5,008. | 54,700 | 72,700 | 72,700 | Year End Roll | 1/3/2017 |
| 2016 | 106 | FV | 17,300 | 700 | 5,008. | 52,500 | 70,500 | 70,500 | Year End | 1/4/2016 |
| 2015 | 106 | FV | 17,300 | 700 | 5,008. | 44,500 | 62,500 | 62,500 | Year End Roll | 12/11/2014 |
| 2014 | 106 | FV | 17,300 | 700 | 5,008. | 42,200 | 60,200 | 60,200 | Year End Roll | 12/16/2013 |
| 2013 | 106 | FV | 17,300 | 700 | 5,008. | 40,100 | 58,100 | 58,100 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|---|-----|-------|-------|
| RICHARDSON WILL | 71746-29 | 1 | 10/15/2018 | Convenience | | 1 | No | No | |
| | 10827-188 | | 5/24/1965 | | | | No | No | N |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 8/30/2018 | Meas/Inspect | PH | Patrick H |
| 2/8/2000 | Meas/Inspect | 264 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

| EXTERIOR INFORMATION | | BATH FEATURES | | COMMENTS | | SKETCH | | | |
|-----------------------------|-----------------|----------------------------------|-----------------|-------------------|---------------------------------|----------|------------|--|--|
| Type: 94 - Yard Items | | Full Bath | Rating: | | | | | | |
| Sty Ht: 0 - 1 St condo | | A Bath: | Rating: | | | | | | |
| (Liv) Units: 0 | Total: 0 | 3/4 Bath: | Rating: | | | | | | |
| Foundation: | | A 3QBth | Rating: | | | | | | |
| Frame: | | 1/2 Bath: | Rating: | | | | | | |
| Prime Wall: | | A HBth: | Rating: | | | | | | |
| Sec Wall: | % | OthrFix: | Rating: | | | | | | |
| Roof Struct: | | RESIDENTIAL GRID | | | | | | | |
| Roof Cover: | | Kits: 1 | Rating: Average | 1st Res Grid | Desc: Line 1 | # Units: | | | |
| Color: | | A Kits: | Rating: | Level | FY LR DR D K FR RR BR FB HB L O | | | | |
| View / Desir: | | Fpl: | Rating: | Other | | | | | |
| GENERAL INFORMATION | | WSFlue: | Rating: | Upper | | | | | |
| Grade: | | CONDOS INFORMATION | | | | | | | |
| Year Blt: 0 | Eff Yr Blt: | Location: | | Lvl 2 | | | | | |
| Alt LUC: | Alt %: | Total Units: | | Lvl 1 | | | | | |
| Jurisdct: | Fact: . | Floor: | | Lower | | | | | |
| Const Mod: | | % Own: | | Totals | RMS: 0 | BRs: 0 | Baths: HB | | |
| Lump Sum Adj: | | Name: | | REMODELING | | | | | |
| INTERIOR INFORMATION | | RES BREAKDOWN | | | | | | | |
| Avg Ht/FL: STD | | Exterior: | No Unit | RMS | BRs | FL | | | |
| Prim Int Wall: 6 - Average | | Interior: | | | 0 | 0 | | | |
| Sec Int Wall: | % | Additions: | | | | | | | |
| Partition: T - Typical | | Kitchen: | | | | | | | |
| Prim Floors: | | Baths: | | | | | | | |
| Sec Floors: | % | Plumbing: | | | | | | | |
| Bsmnt Flr: | | Electric: | | | | | | | |
| Subfloor: | | Heating: | | | | | | | |
| Bsmnt Gar: | | General: | | | | | | | |
| Electric: 3 - Typical | | Total: | 0 | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | |
| Int vs Ext: | | CALC SUMMARY | | | | | | | |
| Heat Fuel: | | Basic \$ / SQ: 0.00 | Rate | Parcel ID | Typ | Date | Sale Price | | |
| Heat Type: | | Size Adj.: 1.00000000 | | | | | | | |
| # Heat Sys: | | Const Adj.: 1.00000000 | | | | | | | |
| % Heated: 100 | % AC: | Adj \$ / SQ: 0.000 | | | | | | | |
| Solar HW: NO | Central Vac: NO | Other Features: 35000 | | | | | | | |
| % Com Wall | % Sprinkled: | Grade Factor: | | | | | | | |
| | | NBHD Inf: 1.00000000 | | | | | | | |
| | | NBHD Mod: | | | | | | | |
| | | LUC Factor: 1.00 | | | | | | | |
| | | Adj Total: 35000 | | | | | | | |
| | | Depreciation: 10850 | | | | | | | |
| | | Deprecated Total: 24150 | | | | | | | |
| | | WtAv\$/SQ: AvRate: Ind.Val | | | | | | | |
| | | Juris. Factor: Before Depr: 0.00 | | | | | | | |
| | | Special Features: 0 Val/Su Net: | | | | | | | |
| | | Final Total: 24200 Val/Su SzAd | | | | | | | |

| MOBILE HOME | | Make: | Model: | Serial #: | Year: | Color: | SUB AREA | | SUB AREA DETAIL | | | | | | | | | | | | | | | |
|--------------------------|-------------|-----------------------------|--------|-----------|-------|--------|----------|------------|-----------------|-----------|-----------|--------------|----------|------------|---------|--------|--------------|-------|--|--|--|--|--|--|
| SPEC FEATURES/YARD ITEMS | | PARCEL ID 115.0-0002-0019.0 | | | | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | |
| Code | Description | A Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value | | | | | | | |
| A2 | WOOD SHD | D Y | 1 | 9X16 | A | AV | 1975 | 7.39 | T | 35.2 | 106 | | | 700 | | | 700 | | | | | | | |

IMAGE

AssessPro Patriot Properties, Inc